



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, February 25, 2019

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
 - 1. A BZA Executive Session will be held immediately following the conclusion of this BZA meeting.
 - 2. House Bill 1437: regarding PC or BZA members completing up to 6 hours of a training course.
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

(V) Master Yoo's Tae Kwon Do Signage.

The applicant seeks the following development standards variance approvals:

- 1. **Docket No. 18120004 V PUD Ordinance Z-608-16, Section 18.3.A.2 45 sq. ft. wall sign allowed, 60.1 sq. ft. requested.**
- 2. **Docket No. 18120005 V PUD Ordinance Z-608-16, Section 18.3.A.5 3 signs allowed, 4 signs proposed.** The site is located at 2470 Harleston St. in Village of WestClay Uptown. It is zoned PUD/Planned Unit Development. Filed by Jin Park, on behalf of E & J Enterprise LLC.

(UV) Recovery Auto.

The applicant seeks the following use variance approval:

- 3. **Docket No. 18120010 UV UDO Section 3.01 Prohibited Uses in Overlay, Automobile Sales & Display requested.** The 0.4 acre site is located at 10601 E. 106th St. It is zoned B2/Business and Home Place Overlay District, Business Sub-Area. Filed by E. Davis Coots of Coots, Henke & Wheeler, on behalf of Dianwei Wang and Meili He, owners.

WITHDRAWN - (UV) Cohen Office.

~~The applicant seeks the following use variance and development standard variance approvals:~~

- ~~4. **Docket No. 18120012 UV UDO Sections 2.09 & 3.56 Prohibited Uses, Office use requested.**~~
- ~~5. **Docket No. 18120013 V UDO Section 3.64.C.3.c Maximum 45% lot cover allowed, 62% requested.** The 0.2 acre site is located at 248 2nd St. SW. It is zoned R2/Residence & Old Town Overlay District, Character Subarea. Filed by Jim Shinaver of Nelson & Frankenberger on behalf of Cohen Investments Partnership LP.~~

MIGHT BE HEARD (PENDING ACTION AT FEB. 22 HEARING OFFICER MEETING):

(V) Van Schaak Residence, Side Yard Setback.

The applicant seeks the following variance approval for a cantilevered fireplace with built-ins:

6. **Docket No. 19010011 V PUD Ordinance Z-553-11, Section 6.1 Min. 5-ft side yard building setback required, 3-ft requested.** The site is located at 528 Terhune Ln. at Jackson's Grant, Section 5, Lot 274. It is zoned Silvara PUD/Planned Unit Development. Filed by Matt Huffman of The Old Town Design Group LLC, on behalf of Kenneth & Nancy Van Schaack, owners.

I. New Business

J. Old Business

(UV) PIP Printing, 2430 E. 96th St.

The applicant seeks the following use variance approval for an existing pole barn:

1. **Docket No. 18120009 UV UDO Section 2.05 Prohibited Uses, Printing/Publishing Establishment requested.** The 3-acre site is located at 2430 E. 96th St. It is zoned S2/Residence. Filed by Jeffrey Lauer of Polis Collaborative LLC, on behalf of PIP, Inc.

K. Adjournment

Filename: 02.25.2019 regular meeting